

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

To,

Shrimleela Buildcon LLP
Ahmedabad.



ENCUMBRANCE CERTIFICATE

We certify that we have examined titles of land admeasuring 6214 sq.mts which is included in Town Planning Scheme No.406(Bhadaj) and allotted Residential Non-Agricultural land admeasuring 486 sq.mts and Mutlipurpose Non-Agricultural land admeasuring 3241 sq. mts and allotted Final Plot No. (100/2+101/1+101/2+108) Paiki containing [{1} Land admeasuring 3136 sq.mts. of Survey No. 183/B which is allotted Multipurpose Non-Agricultural land admeasuring 1881 sq. mts. of Final Plot No. (100/2+101/1+101/2+108) Paiki; {2} Land admeasuring 810 sq.mts. of Block/Survey No. 184/A which is allotted Residential Non-Agricultural land admeasuring 486 sq. mts. of Final Plot No.(100/2+101/1+101/2+108)Paiki; {3} Land admeasuring 327 sq. mts. of Block/Survey No.199 paiki which is allotted Multipurpose Non-Agricultural land admeasuring 196 sq. mts. of Final Plot No.(100/2+101/1+101/2+108)Paiki; {4} Land admeasuring 1941 sq.mts. of Survey No. 263/A/1 which is allotted Multipurpose Non-Agricultural land admeasuring 1164 sq. mts. of Final Plot No. (100/2+101/1+101/2+108) Paiki] situate, lying and being at Mouje Bhadaj, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub- District of Ahmedabad-8 (Sola) [hereinafter referred to as "said land"] belonging to **Shrimleela Buildcon LLP** on which scheme known as "SHRIMLEELA EVOQ" being constructed.



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Shrimleela Buildcon LLP through its Administrative Partners [1]Vinning Buildworth LLP through its Authorised Partner Patel Jatin Natvarlal and [2] Alkesh Ambalal Patel has filed declaration before us which is notarized before Notary Jaimin B. Trivedi under serial No.15/B dated 3.10.20 stating that the said land has not been given in security nor created any charge or security and titles of the said land are clear and marketable except loan of Rs.10,00,00,000/- [Rupees Ten Crore only] obtained from Bajaj Housing Finance Limited by executing Mortgage Deed registered under serial No.8415 dated 20.8.2020, and on that basis we hereby opine that the titles of the said land are clear and marketable subject to [1] Fulfillment of terms and conditions of N.A. Order. [2] Fulfilment of terms and conditions of RERA, 2016 and Rules made thereunder [3] Agreement/Booking/Allotment rights of Prospective Acquirer of Scheme "SHRIMLEELA EVOQ" [4] Mortgage Deed registered in the office of Sub Registrar under serial No.8415 dated 20.8.2020 in favour of Bajaj Housing Finance Limited with all terms and conditions contained therein.

DATED THIS 3RD DAY OF OCTOBER 2020

Place : Ahmedabad.



Dipesh G. Patel

[Signature]
Advocate